

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>02-216</u>	<u>JEUNE JESUS MIRACLE, INC.</u>
<u>04-397</u>	<u>BETHANY SEVENTH DAY ADVENTIST CHURCH</u>
<u>05-058</u>	<u>PETROLEUM MANAGEMENT SERVICES, INC.</u>
<u>05-171</u>	<u>WESTVIEW DEVELOPERS L. L. C.</u>
<u>05-172</u>	<u>GALICEAN ENTERPRISES, INC.</u>
<u>05-216</u>	<u>TALBERT E. LINWOOD</u>
<u>05-282</u>	<u>IRIS PARHAM JOHNSON</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 11/08/05 TO THIS DATE:

HEARING NO. 05-11-CZ8-1 (04-397)

22-53-41
Council Area 8
Comm. Dist. 3

APPLICANT: BETHANY SEVENTH DAY ADVENTIST CHURCH

- (1) SPECIAL EXCEPTION to permit an expansion of a religious facility onto additional properties to the southeast and west.
- (2) UNUSUAL USE to permit a day care center and kindergarten.
- (3) MODIFICATION of Condition #4 of Resolution 3-ZAB-151-68, passed and adopted by the Zoning Appeal Board reading as follows:

FROM: "4. That the use be approved for and be restricted to a maximum of 150 children."

TO: "4. That the use be approved for and be restricted to a maximum of 90 children."

The purpose of request #3 is to reduce the number of children for the previously approved day care center and kindergarten.

- (4) Applicant is requesting to permit an addition to a day care center and kindergarten setback varying from 7.5' to 13.5' (50' required/25' previously approved) from the interior side (south) property line and spaced less than 75' from a residence under different ownership to the south (not permitted).
- (5) Applicant is requesting to permit a lot coverage of 32% (30% permitted).
- (6) Applicant is requesting to permit parking and driveways within 25' of the official rights-of-way (not permitted).
- (7) Applicant is requesting to permit 0 auto stacking spaces (5 required).
- (8) Applicant is requesting to permit a landscape buffer 0' wide (7' required) along portions of the right-of-way.

Upon a demonstration that the applicable standards have been satisfied, approval of request #3 may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing) and approval of requests #4-#8 may be considered under §33-311 (A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Bethany Seventh-Day Adventist Church Community Kindergarten Addition," as prepared by Benavides Architects, consisting of 9 sheets and dated, signed & sealed 3/14/05. Plans may be modified at public hearing.

CONTINUED ON PAGE TWO

HEARING NO. 05-11-CZ8-1 (04-397)

22-53-41
Council Area 8
Comm. Dist. 3

APPLICANT: BETHANY SEVENTH DAY ADVENTIST

PAGE TWO

SUBJECT PROPERTY: Begin 470.06' north and 25' west of the Southeast corner of the NW $\frac{1}{4}$, of the SW $\frac{1}{4}$, NW $\frac{1}{4}$ of Section 22, Township 53 South, Range 41 East; thence run W/ly for 258.81'; thence run N/ly for 178.77'; thence run E/ly for 258.47'; thence run S/ly 178.45'; to the Point of beginning and the south $\frac{1}{2}$ of the west 133' of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$, less the south 25' thereof.

LOCATION: 2500 N.W. 50 Street & 5001 N.W. 25 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.38 Acres Gross

PRESENT ZONING: RU-2 (Two-Family Residential)
RU-3 (Four Unit Apartment)

[<Top>](#)

THE FOLLOWING HEARING WAS DEFERRED FROM 11/8/05 TO THIS DATE:

HEARING NO. 05-11-CZ8-2 (05-58)

11-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: PETROLEUM MANAGEMENT SERVICES, INC.

- (1) IU-2 to IU-3
- (2) Special Exception of Spacing Requirements to permit a petroleum storage facility spaced less than the required 500' from any RU or EU zoning district.
- (3) Applicant is requesting to permit a structure setback a minimum of 17.82' (20' required) from the front (north) property line.
- (4) Applicant is requesting to permit the structure setback a minimum 2.5' (5' required) from the rear (south) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 - #4 may be considered under Section 33-311 (A)(19)(Alternative Site Development Option for the IU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Young Oil Company" as prepared by Eckel & Assocs., Inc., & Mariano Corral Landscape Architect consisting of 4 sheets: site plan & landscape plan dated received 6/24/05 and the remaining 2 sheets dated stamped received 5/12/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 1–23, Block 24, STEPHENS MANOR, Plat book 14, Page 18, TOGETHER WITH: The west ½ of the N.W. 10th Avenue right-of-way lying between the north right-of-way line of the Florida East Coast Railway Right-of-Way and the south right-of-way line of N.W. 73rd Street, as shown adjacent to Lot 1, Block 24, STEPHENS MANOR, Plat book 14, Page 18 and being more particularly described as follows:

Commence at the Southeast corner of said Lot 1 for a Point of beginning; thence run N0°11'57"W along the east property line of said Lot 1 for a distance of 105.4' to the Point of curvature of a circular curve to the left and having for its elements a central angle of 89°49'45", a radius of 25' and an arc distance of 39.2' to a Point of tangency on the north property line of said Lot 1; thence proceed N89°58'18"E along the north line of said Lot 1 extended E/ly for a distance of 49.93' to a point on the center line of N.W. 10th Avenue; thence run S0°11'57"E along the centerline of said N.W. 10th Avenue for a distance of 130.34' to a point on the north right-of-way line of the Florida East Coast Railway, Right-of-Way; thence run due west along said north right-of-way line of the Florida East Coast Railway, right-of-Way for a distance of 25' to the Point of beginning. The east ½ of the N.W. 11th Avenue right-of-way lying between north right-of-way line of the Florida East coast Railway, right-of-Way and the south right-of-way line of N.W. 73rd Street, as shown adjacent to Lot 23, block 24, STEPHENS MANOR, Plat book 14, Page 18, and being more particularly described as follows:

Commence at the Southwest corner of said Lot 23, for a Point of beginning; thence run N00°05'52"W along the west property line of said Lot 23 for a distance of 105.01' to the Point of curvature of a circular curve to the right and having for its elements a central angle of 90°04'10", a radius of 25' and an arc distance of 39.3' to a Point of tangency on the north property line of

CONTINUED ON PAGE TWO

HEARING NO. 05-10-CZ8-2 (05-58)

11-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: PETROLEUM MANAGEMENT SERVICES, INC.

PAGE TWO

said Lot 23; thence proceed S89°58'18"W, along the north line of said Lot 23 extended W/ly for a distance of 50.03' to a point on the centerline of N.W. 11th Avenue; thence run S00°05'52"E along the centerline of said N.W. 11th Avenue for a distance of 130.02' to a point on the north right-of-way line of the Florida East Coast Railway right-of-way; thence run due east along said north right-of-way line of the Florida East Coast Railway, right-of-way for a distance of 25' to the Point of beginning.

LOCATION: 1000 NW 73 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.92 acres

PRESENT ZONING: IU-2 (Industry- Heavy)

[<Top>](#)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/5/05 TO THIS DATE:

HEARING NO. 05-5-CZ8-1 (02-216)

35-52-41
Council Area 8
Comm. Dist. 2

APPLICANT: JEUNE JESUS MIRACLE, INC.

- (1) SPECIAL EXCEPTION to permit a religious facility.
- (2) Applicant is requesting to permit driveways & parking within 25' of the right-of-way (not permitted).

REQUESTS #1 & #2 ON LOT 21

- (3) Applicant is requesting to permit a religious facility with an area of 1.3 gross acres (2½ gross acres required) and frontage of a minimum of 124' 11" (150' required along the right-of-way).
- (4) Applicant is requesting to permit 47 parking spaces (59 spaces required).
- (5) Applicant is requesting to permit a shed spaced 5.6' (20' required) from the principal structure.
- (6) Applicant is requesting to permit a shed setback 12' (20' required) from the front (south) property line on a dual frontage lot.
- (7) Applicant is requesting to permit a landscaped buffer with a minimum width of 6.5' (7' required) along rights-of-way.
- (8) Applicant is requesting to permit a 4.7' high CBS wall (6' high wall required between dissimilar land uses) along the interior side (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #4 - #6 may be considered under §33-311(A)(16) (Alternative Site Development Option for the BU Zoning District) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (alternative Non-Use Variance) and approval of requests #2, #3, #7 & #8 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or §33-311(A)(4)(c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Jeune Jesus Miracle Church," as prepared by Edgar Munoz, P. E., consisting of 2 pages, dated 11/20/04 and 2 pages dated 8/27/01. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL I: The north 90' of Lots 10 through 13, less the east 15' thereof, in Block 1, of FIRST ADDITION TO LAWNSDALE, Plat book 39, Page 53. AND: PARCEL II: Lots 14 through 17, less the east 15' thereof, and the south 50' of Lot 10, in block 1, of FIRST ADDITION TO LAWNSDALE, Plat book 39, Page 53. AND PARCEL III: Lot 20, less the east 15' thereof, in Block 1, of FIRST ADDITION TO LAWNSDALE, Plat book 39, Page 53. AND PARCEL IV: Lots 18 & 19, less the east 15' thereof, and Lot 21, in Block 1 of FIRST ADDITION TO LAWNSDALE, Plat book 39, Page 53. ALSO DESCRIBED on that certain survey, prepared by Fortin, Leavy, Skiles, Inc. dated 1/14/97 and referred to as Job No. 970013, as: All of Lots 10 & 21, and Lots 11 through 20, less the east 15' thereof, Block 1, FIRST ADDITION OF LAWNSDALE, Plat book 39, Page 53, being more particularly described as follows: Begin at the Northwest corner of said Lot 10, the following two courses being along the south right-of-way line of N.W. 113 Street, also being the north line of said Lots 10 & 11 for 124.95' to

CONTINUED ON PAGE TWO

APPLICANT: JEUNE JESUS MIRACLE, INC.

PAGE TWO

a Point of curvature; thence SE/ly along a 25' radius curve, leading to the right through a central angle of 23°43'07" for an arc distance of 10.35' to the point on the west right-of-way line of N.W. 7th Avenue also being State Road No. 7, according to the State Road Department Right-of-Way Map formerly known as §8714-106 and now know as §87140-2106; thence S00°22'06"W along a said west right-of-way line, also being a line parallel to and 15' west of the east line of said Block 1 for 275.99' to a point on the north right-of-way line of N.W. 112th Street also being a point on a circular curve, concave to the Northwest and whose radius point bears N23°12'35"W; the following two courses being along said north right-of-way line also being the south line of said Lots 20 & 21; thence SW/ly along a 25' radius curve, leading the right through a central angle of 23°27'12' for an arc distance of 10.23' to a Point of tangency; thence N89°45'23"W for 125.07'; thence departing said north right-of-way line N89°45'23"W for 125.07'; thence departing said north right-of-way line N00°22'13"E along the west line of said Lots 21 and 10 for 280.13' to the Point of beginning.

LOCATION: 11250 N.W. 7 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.3 gross acres

PRESENT ZONING: BU-2 (Business – Special)
RU-1 (Single-Family Residential)

[<Top>](#)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/5/05 TO THIS DATE:

HEARING NO. 05-12-CZ8-2 (05-172)

23-53-40
Council Area 8
Comm. Dist. 12

APPLICANT: GALICEAN ENTERPRISES, INC.

- (1) Applicant is requesting to permit an office building setback 23.33' (31' required) from the side street (south) property line.
- (2) Applicant is requesting to permit the office building setback 2.5' (5' required where openings are provided in the wall adjacent to the interior side property line) from the interior side (north) property line.
- (3) Applicant is requesting to permit a landscape open space of 26% (30.15% required).
- (4) Applicant is requesting to permit 495 parking spaces (552 required).
- (5) Applicant is requesting to permit 272 parking spaces to be 8' in width (8.5' required).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 through #4 may be considered under §33-311(A)(19) (Alternative Site Development Option for the IU Zoning District) and approval of requests #1 through #5 under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "New Office Building for Galicean Enterprises, Inc.," as prepared by Richard Cortes, Architect, dated received 8/16/05 and Sheets A-2.1/A2.2 dated revised 8/23/05; consisting of a total of 13 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: The east 577.5' of the south ½ of Tract 30, FLORIDA FRUITLANDS CO. SUB. #1, Plat book 2, Page 17, less the east 35' and less the south 35' for right-of-way in Section 23, Township 53 South, Range 40 East.

LOCATION: 5500 N.W. 74 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.62 Acres

PRESENT ZONING: IU-2 (Industry – Heavy)

[<Top>](#)

THE FOLLOWING HEARING WAS DEFERRED FROM 12/5/05 TO THIS DATE:

HEARING NO. 05-12-CZ8-3 (05-216)

24-52-41
Council Area 8
Comm. Dist. 2

APPLICANT: TALBERT E. LINWOOD

Applicant is requesting to permit 2 proposed lots each with a lot frontage of 65.92' (75' required).

Upon a demonstration that the applicable standards have been satisfied, approval of the request may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Existing Two Units Together to Conform Two Single Family Homes," as prepared by Juan A. Rodriguez, consisting of 4 sheets, dated stamped received 9/1/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south ½ of Lot 814, BISCAYNE GARDENS, SECTION "D," Plat book 44, Page 36.

LOCATION: 151 N.E. 150 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.41 Acre

PRESENT ZONING: RU-1 (Single Family Residential)

[<Top>](#)

HEARING NO. 06-1-CZ8-1 (05-171)

27-52-41
Council Area 8
Comm. Dist. 2

APPLICANT: WESTVIEW DEVELOPERS L. L. C.

RU-2 to RU-3M

SUBJECT PROPERTY: Lots 1 – 8, inclusive, Block “A,” NICHOLS GOLF ESTATES, Plat book 50, Page 38.

LOCATION: Lying north of N.W. 119 Street, between N.W. 19 Avenue & N.W. 21 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.78 Acres

RU-2 (Two-Family Residential)

RU-3M (Minimum Apartment House 12.9 units/net acre)

[<Top>](#)

HEARING NO. 06-1-CZ8-2 (05-282)

3-53-41
Council Area 8
Comm. Dist. 2

APPLICANT: IRIS PARHAM JOHNSON

RU-1 to RU-2

SUBJECT PROPERTY: Lot 8, Block 6, CAROLINA PARK SUBDIVISION, Plat book 48, Page 14.

LOCATION: 2390 N.W. 93 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 79' x 112'

RU-1 (Single-Family Residential)

RU-2 (Two-Family Residential)

[<Top>](#)